

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
March 28, 2012
Friendswood Public Library**

Agenda:

**General Announcements – Board Members
Architectural Control Committee - Darryl Voss
Deed Restriction Committee – Tracy Wamsley
Maintenance Committee – Jeff & Lisa Norwood
Finance Committee – Pat Garner
Recreation/YOM Committee – Edith Brennan
Pool Management – Bill Cole
Other Topics – Open**

**Attendees: Melanie R., Cathi W., Jim G., Pat. G., Darryl V., Deborah W. C.,
John Y., Tracy W.**

General Announcements – Board Members

Following a motion by Deborah, seconded by Melanie, the February minutes were unanimously approved.

Melanie will check with our attorney concerning the documents, policies and procedures, and other information concerning the HOA's compliance with new applicable legislation.

Architectural Control Committee – Darryl Voss

Darryl reported the following requests/approvals from the Architectural Committee:

A backyard shed was approved after a few minor adjustments to the plan.
A backyard patio was approved after submission of additional information.
A backyard pool was approved after review of pool installation plans.

Deed Restriction Committee – Tracy Wamsley

Tracey will check with our attorney concerning acceptable actions by the HOA for repeat violators within a six (6) month period (e.g. repeat mowing violations). She will also discuss the applicability of the certified 209 letters mentioned in the recent legislation.

Maintenance Committee – Jeff & Lisa Norwood

Lisa submitted the following report concerning maintenance activities for the previous month:

Seasonal flowers and mulch were installed by volunteers at both subdivision entrances. In addition, Round Up was sprayed on the walkways and the beds were treated for weeds. The total cost was \$176, as opposed to the \$600 estimate from our contractor.

Bay Area Roofers will repair a six (6) foot section of decking on the pool house as well as several shingles that require replacement. These repairs are not covered by warranty and the estimated cost is \$440. The work should be completed by the end of this month.

Finance Committee – Pat Garner

Pat reviewed the Profit and Loss Report, comparing the HOA's current financial situation with that of the previous year. Of note is the marked increase in dues collection rates. Discussion ensued concerning the HOA's duties, as reiterated in the recent POA legislation, with regards to compliance with the processes for collecting past due amounts from homeowners. Pat reports that our HOA has always offered payment plans (as outlined in the legislation) and he feels that we continue to be in compliance with the letter of the law. However, he has been working with our attorney to formalize the documentation of our process.

Recreation/YOM Committee – Edith Brennan

The YOM award for the month awards will resume in April.

Pool Management – Bill Cole

The pool contract is not yet available for review.

Other Business

John made a motion, seconded by Deborah and unanimously approved as follows:

The HOA website should be amended to reiterate that all rules apply to renters (as well as homeowners).

Melanie made a second motion, seconded by Cathi and unanimously approved as follows:

The HOA newsletter should be mailed out to all known renters when possible as communication may be renters and homeowners incomplete.

A motion to adjourn was made by Jim and seconded by Cathi. The next meeting will be on April 25, 2012 at the library.